

Title Number : DT11363

This title is dealt with by HM Land Registry, Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 15 NOV 2020 at 21:13:53 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: DT11363
Address of Property	: Part Of, North And South Haven Slipways, Poole
Price Stated	: Not Available
Registered Owner(s)	: THE BOURNEMOUTH-SWANAGE MOTOR ROAD AND FERRY COMPANY of Floating Bridge, Sandbanks, Poole, Dorset.
Lender(s)	: None

Title number DT11363

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 15 NOV 2020 at 21:13:53. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

BOURNEMOUTH, CHRISTCHURCH AND POOLE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Part Of, North And South Haven Slipways, Poole.

NOTE 1: The extent of such part of the seabed that is included in this title is subject to the effect of accretion and dilivion.

NOTE 2: This registration does not include any land covered by internal waters of the United Kingdom which are not within England and Wales.

- 2 The Conveyance dated 3 November 1930 referred to in the Charges Register contains a proviso relating to mines and minerals.
- 3 There are excluded from this registration the mines and minerals and ancillary rights excepted and reserved by the Conveyance dated 4 January 1957 referred to in the Charges Register in the following terms:-

"EXCEPT AND RESERVING to the Queen's Majesty and Her Successors

All mines minerals and mineral substances within upon and under the premises together with full powers of entering upon the premises and working removing or carrying away such reserved substances as fully and effectually as though these presents had not been made"

- 4 The Conveyance dated 4 January 1957 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

(1) That is substantial progress to the satisfaction of the Commissioners or their Surveyor shall not have been made with the said slipway extension within three years from the date hereof or within such further period as may be approved of in writing by the Commissioners it shall be lawful for Her Majesty or Her Successors or the Commissioners to re-enter into and upon the premises or any part thereof in the name of the whole and thenceforth to hold and enjoy the same as if these presents had not been made and thereafter this Conveyance shall become void

(2) That in the event of the Commissioners exercising the right of power of re-entry hereinbefore granted or reserved they shall refund to the Grantees or their successors in title on the Grantees or such successors proving that they are or remain entitled to the premises in fee simple in possession free from incumbrances the sum of Five pounds

(3) That nothing contained in this deed shall affect any of the rights or powers mentioned in Sections 22, 23, and 24 of the Crown Lands Act 1866 or any of the rights conferred on the Minister of Transport and Civil Aviation by the Coast Protection Act 1949"

- 5 (27.08.1998) The mines and minerals together with ancillary powers of working are excepted from the land tinted yellow and tinted mauve on the filed plan with provision for compensation in the event of damage caused thereby.
- 6 (26.10.2016) There are excluded from this registration the mines and

A: Property Register continued

minerals excepted by the Transfer dated 9 February 2016 referred to below.

- 7 (26.10.2016) The land edged blue and edged brown on the title plan has the benefit of any legal easements granted by the Transfer dated 9 February 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 8 (26.10.2016) The Transfer dated 9 February 2016 referred to above contains provisions as to light or air and other matters.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 PROPRIETOR: THE BOURNEMOUTH-SWANAGE MOTOR ROAD AND FERRY COMPANY of Floating Bridge, Sandbanks, Poole, Dorset.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on the filed plan dated 3 November 1930 made between (1) The Kings Most Excellent Majesty (2) The Board of Trade and (3) The Bournemouth-Swanage Motor Road and Ferry Company contains restrictive covenants and reserves rights.

NOTE: Copy Filed.

- 2 The land tinted pink on the filed plan is subject to a perpetual yearly rentcharge of one shilling granted by the Conveyance dated 3 November 1930 referred to above payable on the first day of January. The said Conveyance contains a power of re-entry for nonpayment
- 3 The Conveyance dated 3 November 1930 referred to above contains provisions relating to the termination of the grant thereby made expressed to operate as an option of purchase in the circumstances therein described.
- 4 A Conveyance of the land tinted blue on the filed plan dated 4 January 1957 made between (1) The Queen's Most Excellent Majesty (2) Crown Estate Commissioners (the Commissioners) and (3) The Bournemouth-Swanage Motor Road and Ferry Company (Grantees) contains the following covenants:-

"THE Grantees hereby covenants with the Queen's Majesty and Her Successors in manner following that is to say:-

(1) To proceed forthwith with the construction of the slipway extension in accordance with the plans approved by the Minister of Transport and Civil Aviation under the provisions of Section 34 of the Cost Protection Act 1949 and to complete the same with all reasonable despatch

(2) That the said slipway extension shall not be altered or further extended without the consent and approval in writing of the Commissioners having been first obtained

(3) At all times to keep the premises hereby granted in a good and proper state of repair and in proper condition free from all defects injurious to the adjacent lands of the public interest"

- 5 (27.08.1998) A Transfer of the land tinted yellow and tinted mauve on

C: Charges Register continued

the filed plan dated 6 March 1998 made between (1) The Crown Estate Commissioners and (2) Bournemouth-Swanage Motor Road and Ferry Company contains the following covenants:-

"The Purchaser covenants with Her Majesty and Her Successors and separately with the Commissioners with the intention that the benefit of this covenant shall be annexed to and run with the Retained Land

3.1 to keep the Works in good repair to the Commissioners reasonable satisfaction

3.2 Not to use the Property for any use other than:

3.2.1 for the construction and maintenance of the Works and

3.2.2 for any purpose in connection with the statutory ferry undertaking for which the prior written consent of the Commissioners has been obtained (such consent not to be unreasonably withheld or delayed where the purpose in question does not involve any commercial development of or commercial activity on the Property)

3.3 To observe and perform the covenants and conditions contained in the 1930 Conveyance (other than those relating to the payment of a rent charge) as if the Yellow Land had been included in the 1930 Conveyance in so far as such covenants and conditions remain valid and subsisting and are capable of being enforced.

3.4 Not to use the Yellow Land for any use other than for the purpose referred to in clause 3.2.2 above."

NOTE: The property referred to is tinted mauve on the filed plan. The Yellow Land is tinted yellow on the filed plan

"The Retained Land" means the foreshore and bed of the sea at Sandbanks in the Borough of Poole in the County of Dorset forming part of the Crown Estate and each and every part of it.

"The Works" means the filling in of the Property and creating a platform, the building of a save wall on the platform, placing rock armour protection seaward side of the new platform to protect the Works from wave and tidal erosion and the siting of a navigation bacon to warn shipping of the submerged rock armour.

6 (27.08.1998) By the Transfer dated 6 March 1998 referred to above the land tinted yellow on the filed plan was conveyed subject to the covenants rights and reservations contained in the Conveyance dated 3 November 1930 referred to above.

7 The land tinted brown on the title plan is subject to such restrictive covenants as may have been imposed thereon before 18 February 1986 and are still subsisting and capable of being enforced.

8 (15.02.2016) A Transfer of the land Edged Blue and Edged Brown on the title plan dated 9 February 2016 made between (1) The Crown Estate Commissioners and (2) The Bournemouth-Swanage Motor Road and Ferry Company contains restrictive covenants.

NOTE: Copy filed under DT420658.

9 (21.07.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	16.09.2008 Edged brown	Foreshore and bed at Poole Harbour	08.06.1988 39 years from 2.7.1985	

Title number DT11363

Schedule of notices of leases continued

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
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NOTE 1: The Lease comprises also other land

NOTE 2: The Lease dated 8 June 1988 referred to above has been determined as to part by two Extraction Notices dated 12 November 2009

NOTE 3: Copy Notices filed under DT380531

End of register